

4, Tanglewood Grove, Northway, Sedgley, Dudley, DY3 3QE

Taylors

Offers in the Region of

£349,950

Bedrooms: 4 | **Bathrooms:** 1 | **Receptions:** 2

Impressive Four Bedroom Detached Family Home positioned within a desirable cul-de-sac on the popular Northway Estate, ideally located within walking distance of Alder Coppice Woods, well-regarded schools and excellent transport links. Offered for sale with no upward chain! Maintained to a high standard throughout by the current owners, this attractive property benefits from gas central heating (with new boiler installed October 2026) and double glazing , providing well-presented and spacious accommodation ideal for family living. The layout briefly comprises a welcoming entrance hall, a bright and comfortable lounge, a separate dining room, and a fitted kitchen. To the first floor, the landing provides access to four well-proportioned bedrooms and a family bathroom. Externally, the property boasts an enclosed rear garden, along with a garage and a driveway to the fore, offering ample off-road parking. This appealing home must be viewed to fully appreciate the accommodation, condition and sought-after location on offer!

Council Tax - D EPC - E Tenure - Freehold.
Construction: Brick with a pitched interlocking tile roof with flat roof section. All mains services are connected.
Broadband/Mobile coverage: checker.ofcom.org.uk/en-gb/broadbandcoverage/
Flood Risk - Less than 0.1% chance per annum.
SEDGLEY BRANCH

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £40 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Entrance Hall

Lounge - 5.26m max x 3.66m (17'3" max x 12'0")

Kitchen - 3.61m max x 2.08m (11'10" max x 6'10")

Dining Room - 3.61m x 2.41m (11'10" x 7'11") with understairs storage.

Guest WC - 1.7m x 0.84m (5'7" x 2'9")

First Floor Landing with built in storage.

Bedroom - 3.76m max x 2.74m (12'4" max x 9'0")

Bedroom - 2.84m x 2.06m max (9'4" x 6'9" max)

Bedroom - 3.48m x 2.54m (11'5" x 8'4")

Bathroom - 2.74m max x 1.65m (9'0" max x 5'5")

Bedroom - 2.64m x 1.98m (8'8" x 6'6") with built in storage.

Garage - 5.51m x 2.49m (18'1" x 8'2")

Enclosed Rear Garden, Driveway To Fore with carport.

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Council Tax Band: D

Tenure: Freehold

Property Type: Detached House

- NO UPWARD CHAIN
- DETACHED FOUR BEDROOM FAMILY HOME
- POPULAR NORTHWAY ESTATE LOCATION
- BRIGHT LOUNGE & SEPARATE DINING ROOM
- ENCLOSED REAR GARDEN
- GARAGE & DRIVEWAY TO FORE
- MUST BE VIEWED TO BE APPRECIATED
- WALKING DISTANCE OF WELL REGARDED SCHOOLS & USEFUL AMENITIES
- NEWLY INSTALLED COMBIANATION GAS CENTRAL HEATING BOILER WITH 5 YEARS WARRANTY

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